



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Permit Parking



Communal Grounds



Council Tax Band: B

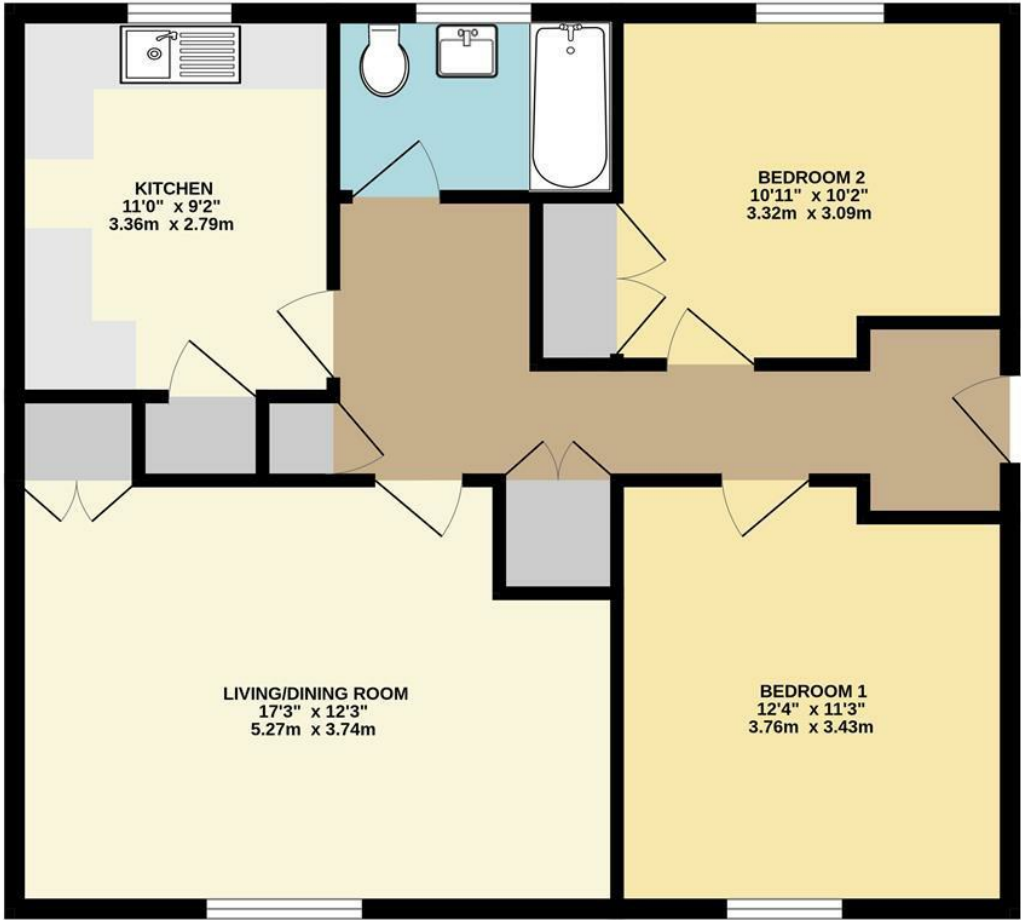
£195,000 Leasehold

1B St. Matthews Close,

Newtown, Exeter, EX1 2EX

www.naomijryan.co.uk

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A spacious and well-presented second-floor flat situated within the popular residential area of Newtown. The property occupies a highly convenient position and is within easy reach of local amenities, the City Centre, and the Royal Devon & Exeter Hospital.

The well-presented accommodation comprises a communal entrance with stairs up to the second floor, entrance hall, a light and spacious living room with pleasant views across the surrounding area, modern kitchen, two double bedrooms, and a modern bathroom.

Outside are communal grounds and permit parking spaces (subject to availability)

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 years commencing on 3 June 2019

Annual Service Charge: £160 every 3 months

Annual Ground Rent: £10 a year

Service Charge Review Period (Year/Month): January.

Ground Rent Review Period (Year/Month): January.

MATERIAL INFORMATION

Construction notes: Cavity Wall

Utilities: Mains water, gas, electricity, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 6.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	78
	EU Directive 2002/91/EC	

